



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #4101, Airdrie T4B 3S5

MLS® #: **A2173260**

Area: **Prairie Springs**

Listing Date: **10/21/24**

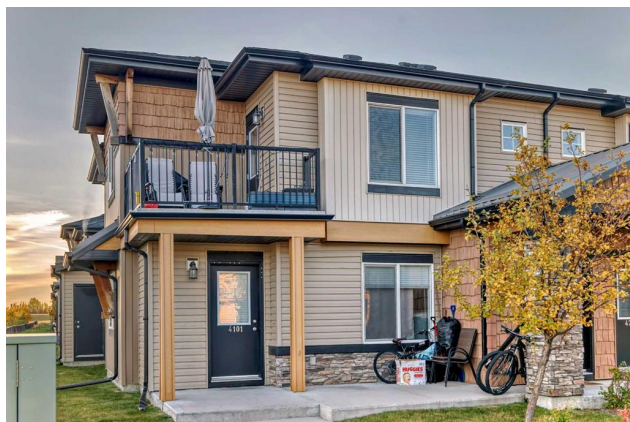
List Price: **\$307,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2012**
Lot Information
Lot Sz Ar: **748 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **756**
Low Sqft:
Ttl Sqft: **756**

DOM

43
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Lake,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Concrete**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 12`1"
Pantry	Main	4`0" x 3`10"
Bedroom - Primary	Main	12`4" x 10`3"
4pc Bathroom	Main	10`9" x 6`2"
Entrance	Main	4`8" x 4`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`7" x 9`4"
Storage	Main	6`3" x 3`8"
Bedroom	Main	12`0" x 9`5"
Laundry	Main	6`2" x 3`5"

Legal/Tax/Financial

Condo Fee:
\$423

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4

Legal Desc: **1410514**

Remarks

Pub Rmks: **Here comes to this exciting bungalow townhouse which is easily accessible for adults and non-stairs home for easy mobility. The home has two bedrooms and a full bathroom with in-house laundry space. You are buying this home for the views, lake access, and quiet neighborhood. Prairie Springs has excellent shopping, schools, and walking paths. It has easy access to the new 40th Ave/QE 2 access. Call your favorite realtor as this will not stay long in the market at this price.**

Inclusions:
Property Listed By: **N/A**
Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





